

C26  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8S-86-010(VAC)

**P.C. DATE:** December 10, 2013

**SUBDIVISION NAME:** Oscar Snowden Subdivision

**AREA:** 2.0 acres

**LOTS:** 1

**APPLICANT:** Mackey-Adams Properties, Inc.

**AGENT:** MFH Engineering  
(Martha Mangum)

**ADDRESS OF SUBDIVISION:** 4808-4812 N IH 35 Service Rd SB & 4801-4805 Harmon Ave.

**GRIDS:** K-25

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-4A-CO-NP, GR-CO-NP, CS-CO-NP

**PROPOSED LAND USE:** Residential and Commerical

**NEIGHBORHOOD PLAN:** North Loop

**DEPARTMENT COMMENTS:** The request is for a total vacation of the Oscar Snowden Subdivision. The land is being re-platted under Replat of Oscar Snowden Subdivision.

**STAFF RECOMMENDATION:** Staff recommends approval of the total plat vacation.

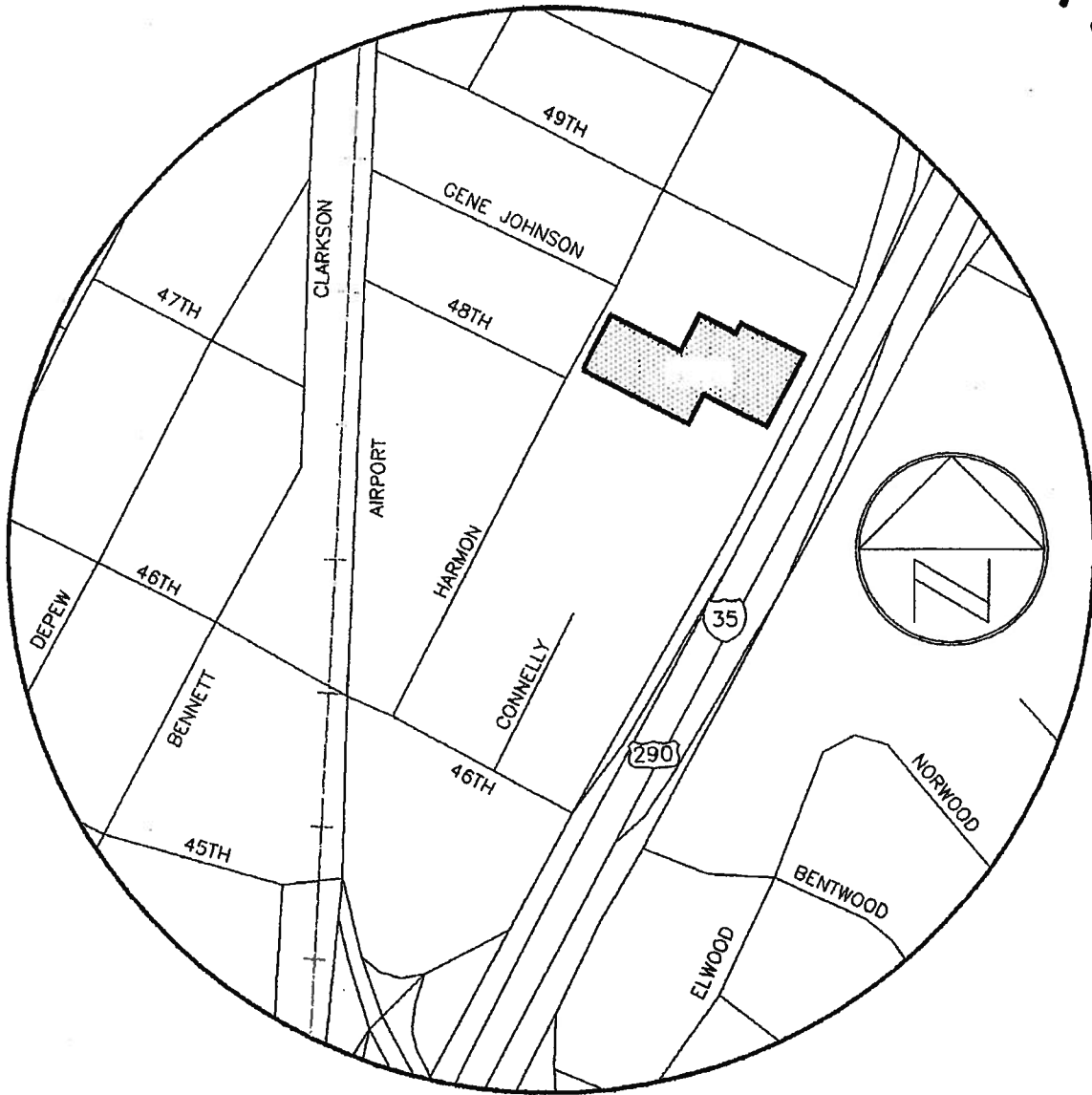
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

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**MFH Engineering**  
5307 Highland Park, Austin, Texas 78731  
Tel (512) 371-0991

**4812 NORTH IH-35**

**LOCATION  
MAP**

Date: 04/04/13 Scale: N.T.S.

FILE NAME: LOC-MAP

C24/3

**EXHIBIT A**

**TOTAL VACATION OF THE OSCAR SNOWDEN SUBDIVISION**

STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Sherman Snowden, owner of a 2.0 acre tract of land out of the James P. Wallace Survey, and being all of that certain Lot 11, and portions of Lots 2, 3 and 12, Block V, Ridgetop Fourth Addition; and all of that certain Lot 2A of the Resubdivision of Lots 1 and 2, Block V, Ridgetop Fourth Addition, did heretofore subdivide the same into the subdivision designated Oscar Snowden Subdivision, the plat of which is recorded in Volume 86, Page 164A of the Travis County, Texas Plat Records.

So, according to the recorded plat owner's dedication – the owner at the time was "Sherman Snowden" and he was the owner of a "2.0 acre tract of land out of the James P. Wallace Survey, and being all of that certain Lot 11, and portions of Lots 2, 3 and 12, Block V, Ridgetop Fourth Addition; and all of that certain Lot 2A of the Resubdivision of Lots 1 and 2, Block V, Ridgetop Fourth Addition"

Mr. Snowden then subdivided the land in designated subdivision of "Oscar Snowden Subvison" recorded in Volume 86, Page 164A.

WHEREAS, Mackey-Adams Properties, Inc., a Texas corporation, is the owner of all of Lot 1, Oscar Snowden Subdivision, the plat of which is recorded at Volume 86, Page 164A, Plat Records, Travis County, Texas (the "Subdivision"); and

WHEREAS, the following lots in the Subdivision are now owned by the parties indicated, to wit:

LOT  
Lot 1

OWNER  
Mackey-Adams Properties, Inc.

WHEREAS, Mackey-Adams Properties, Inc., which constitutes the only owner of all original intact lots in the Subdivision, desires to totally vacate said Subdivision plat as to destroy the force and effect of the recording of such Subdivision plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mackey-Adams Properties, Inc., for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Texas Local Government Code, does hereby vacate the plat in its entirety.

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EXECUTED this 23<sup>rd</sup> day of September, 2013.

**MACKEY-ADAMS PROPERTIES, INC.,**  
a Texas corporation

By:

  
\_\_\_\_\_  
Harry Mackey, President

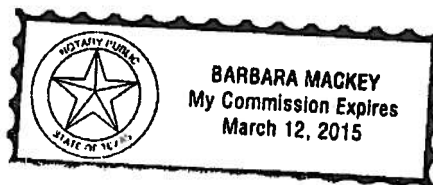
C76/5

STATE OF TEXAS       §  
                                  §  
COUNTY OF Texas   §

This instrument was acknowledged before me on this 23 day of September 2013, by Harry Mackey, in his capacity as President of Mackey-Adams Properties, Inc., a Texas corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed in the capacity therein stated.

Given under my hand and seal of office on September 23, 2013.

Barbara Mackey  
Notary Public, State of Texas



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# APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as Oscar Snowden Subdivision, as recorded in Volume 86, Page 164A, Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Dave Anderson, Chairperson  
Planning Commission  
City of Austin  
Travis County, Texas

ATTEST:

\_\_\_\_\_  
Greg Guernsey, Director  
City of Austin, Planning and Development Review Department

THE STATE OF TEXAS  
COUNTY OF TRAVIS

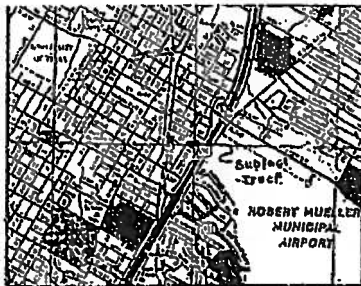
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Planning Commission of the City of Austin, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Printed name: \_\_\_\_\_  
Notary Public in and for the State of  
Texas

My commission expires: \_\_\_\_\_

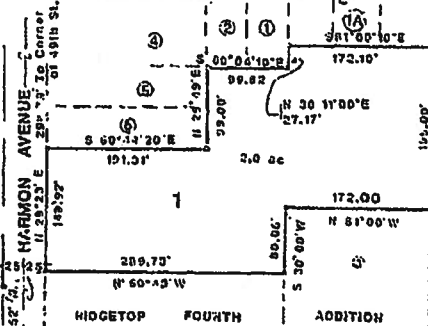
# OSCAR SNOWDEN SUBDIVISION



LOCATION MAP

I. A. WILLIAMS SUBDIVISION

BOOK 5 PAGE 80



BOOK 3 PAGE 46

## LEGEND

Iron Stake Found  
Iron Stake Set

SCALE 1"=100'

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS USING OR OTHER APPROVED METHODS.

## SIDEWALK NOTES

SIDEWALKS SHALL BE PROVIDED ALONG INTERSTATE HIGHWAY 35. SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I OR II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN YEARS OF THE CITY OF AUSTIN'S ACCEPTANCE OF THE STREETS MAINTENANCE MAY, UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT MADE AGAINST THE EFFECTED PROPERTIES FOR ALL ENGINEERING, ADMINISTRATION AND CONSTRUCTION COST. A 6-FOOT SIDEWALK IS REQUIRED ALONG THE SUBDIVISION SIDE OF HARMON AVENUE.

OFF-STREET LOADING AND UNLOADING WILL BE PROVIDED FOR EACH COMMERCIAL TRACT.

FLOOD PLAIN NOTE: No lot in this subdivision is within the 100 year flood plain, according to F.I.D.M. Flood 1450624 0045 D dated 9-2-81.

*Devin A. Jull* 1-10-86

Let No One Tell Texas Registered P.E. No. 53037

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, J. LEROY DUSH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT THIS PLAT COMPLIES WITH CHAPTER 11-1 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND. AS SURVEYED BY:

DUSH SURVEYING ASSOCIATES

J. LEROY DUSH  
REGISTERED PUBLIC SURVEYOR 11828

DATE: 1-10-86

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT I, SHERMAN SNOWDEN, INDEPENDENT EXECUTOR OF THE ESTATE OF OSCAR SNOWDEN, DECEASED, AND OWNER OF THE HEREIN DESCRIBED 2.0 ACRE TRACT OF LAND OUT OF THE JAMES F. WALLACE SURVEY, AND BEING ALL OF THAT CERTAIN LOT 11, AND PORTIONS OF LOTS 1, 3, AND 12 OF BLOCK "V" OF RIDGETOP FOURTH ADDITION, A SUBDIVISION OF RECORD AS RECORDED IN BOOK 3, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME IN VOLUME 8887, PAGE 624 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF THAT CERTAIN LOT 2A OF THE RECONVEYANCE OF PARTS OF LOTS 1 AND 2 OF BLOCK "V" OF RIDGETOP FOURTH ADDITION OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND AS CONVEYED TO ME IN VOLUME 8887, PAGE 624 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, "SAID PROPERTY HAVING BEEN ZONED FOR USAGE OTHER THAN ONE OR TWO RESIDENTIAL UNITS PER LOT FOR THE IMMEDIATE PRECEDING FIVE YEARS, AND THERE BEING NO RESTRICTIONS LIMITING SAID SUBDIVISION TO ONE OR TWO RESIDENTIAL UNITS PER LOT, PURSUANT TO SECTION 5, ARTICLE 171A, AS AMENDED, TEXAS CIVIL STATUTES, DO HEREBY RESUBDIVIDE SAID 2.0 ACRES TO BE KNOWN AS "OSCAR SNOWDEN SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 19th DAY OF JUN, 1986, A.D.

SHERMAN SNOWDEN  
INDEPENDENT EXECUTOR  
413 CONGRESS AVENUE  
AUSTIN, TEXAS 78701

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a notary public in and for Travis County, Texas, on this day personally appeared Sherman Snowden, Independent Executor of the Estate of Oscar Snowden, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 19th day of JUN, 1986, A.D.

*Devin A. Jull*  
Notary Public in and for  
Travis County, Texas  
My Commission Expires 1/10/87

## APPROVED FOR ACCEPTANCE:

*Malvin A. Bunnif* DATE MAY 27, 1986

JAMES B. DUNCAN, DIRECTOR,  
Office of Land Development Services  
MARIE A. GAINES

ACCEPTED AND AUTHORIZED FOR RECORD by the Commission of the City of Austin on the 27TH day of MAY, 1986 A.D.

*James B. Duncan* Chairman  
*Marie A. Gaines* Secretary

FILED FOR RECORD, this the 19th day of JUNE, A.D. 1986 at 4:00 o'clock PM.

Doris Shropshire, Clerk, County Court, Travis County, Texas

By *K. Terrell*  
Deputy K. TERRELL

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing, with its Certificate of Authentication was filed for record in my office on the 19th day of JUNE, A.D. 1986 at 4:00 o'clock PM and duly recorded on the 19th day of JUNE, A.D. 1986 at 4:00 o'clock PM in the Plat Records of said County, in Book No. 11828, Pages 11828 to 11829 inclusive.

WITNESS MY HAND and seal of the County Court of said County, the date last written.

Doris Shropshire, Clerk, County Court, Travis County, Texas

By *K. Terrell*  
Deputy K. TERRELL



PLAT OF

OSCAR SNOWDEN SUBDIVISION

C85-86-010

11828 Page 11828  
86 14378

## 8



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/8" REBAR WITH "CHAPARRAL" CAP SET
- △ WAG NAIL WITH WASHER FOUND
- △ WAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT
- ◆ CONTROL POINT LOCATION
- ( ) RECORD INFORMATION

----- REQUIRED SIDEWALK

| LINE TABLE |             |          |                      |
|------------|-------------|----------|----------------------|
| LINE       | BEARING     | DISTANCE | RECORD LINE          |
| L1         | N28°06'49"E | 27.45'   | (N30°11'00"E 27.17') |
| L2         | S27°55'18"W | 80.08'   | (S30°00'W 80.00')    |
| L3         | N82°42'26"W | 49.97'   |                      |
| L4         | S27°17'34"W | 65.61'   |                      |

| (A)                     | (B)              | (C)             |
|-------------------------|------------------|-----------------|
| USE EASEMENT/LEASE AREA | UTILITY EASEMENT | ACCESS EASEMENT |
| (200000541)             | (20000000341)    | (20000000361)   |
| 4                       | (2000005432)     | (2000005472)    |
| LEASE AREA              | (2001011448)     | (2001011448)    |
| (2000005432)            | (20005208970)    | (20005208970)   |
| (2001011448)            | (2008173303)     | (2008173303)    |
| (2005208970)            |                  |                 |
| (2008173303)            |                  |                 |

THIS IS A SURFACE DRAWING.

BEARING BASES: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL SCHE. BASED ON GRS SOURCES FROM THE NATIONAL COGNITIVE SURVEY (NCS) ON-USE POSITIONING USE SOURCE (GPS) FOR CHAIRMAN CONTROL POINT "4633".

COTTON SPINBLE SET AT UP OF GUTTER

SURFACE COORDINATES:  
N 10085023.78  
E 3121037.94

TEXAS STATE PLANE COORDINATES:  
N 10084614.83  
E 312252.70

CONVERTED SCALE FACTOR = 0.98802922  
(FOR SURFACE TO GRID CONVERSION)

REVERSE SCALE FACTOR = 1.0000707890  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
TILES ANGLE: 1°20'38"

**LOT SUMMARY:**  
**COMMERCIAL LOTS: 1**  
**LOT 1: 1,502 ACRES**  
**SINGLE FAMILY LOTS: 3**  
**LOT 2: 0.164 ACRES**  
**LOT 3: 0.184 ACRES**  
**LOT 4: 0.163 ACRES**  
**TOTAL NUMBER OF LOTS: 4**  
**TOTAL ACREAGE: 1.993**

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3590 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.:  
945-001

DRAWING NO.:  
945-001-PL1

PLOT DATE:  
3/22/2013

PLOT SCALE:  
1"=50'

DRAWN BY:  
CJD

SHEET  
01 OF 02